023.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	598,800 / 598,800
					USE VALUE:	598,800 / 598,800
					ASSESSED:	598,800 / 598,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANTSEPOLSKY LEV/TATYANA
Owner 2:	
Owner 3:	
Street 1:	136 RANGE RD
Street 2:	
Twn/City:	WINDHAM
St/Prov:	NH Cntry Own Occ: N
Postal:	03087 Type:

PREVIOUS OWNER

Owner 1:	MILLER ALVIN -
Owner 2:	-
Street 1:	53 HENDERSON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .068 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1855, having primarily Vinyl Exterior and 980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2961.000	191,700		407,100	598,800
Total Card	0.068	191,700		407,100	598,800
Total Parcel	0.068	191,700		407,100	598,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 611.02 | /Parcel: 611.02

Legal Description

User Acct 15263

GIS Ref

GIS Ref

Insp Date 08/19/17

Entered Lot Size

Total Land:

Land Unit Type:

!1912!

PREVIOUS ASSESSMENT

Parcel ID 023.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	191,700	0	2,961.	407,100	598,800		Year end	12/23/2021
2021	101	FV	186,400	0	2,961.	407,100	593,500		Year End Roll	12/10/2020
2020	101	FV	186,400	0	2,961.	407,100	593,500	593,500	Year End Roll	12/18/2019
2019	101	FV	165,300	0	2,961.	432,500	597,800	597,800	Year End Roll	1/3/2019
2018	101	FV	165,300	0	2,961.	315,500	480,800	480,800	Year End Roll	12/20/2017
2017	101	FV	151,300	0	2,961.	274,800	426,100	426,100	Year End Roll	1/3/2017
2016	101	FV	151,300	0	2,961.	234,100	385,400	385,400	Year End	1/4/2016
2015	101	FV	143,200	0	2,961.	229,000	372,200	372,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:47:15

LAST REV

Date	Time
06/07/18	14:28:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1912

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER ALVIN	52428-462		3/18/2009		290,000	No	No		
BOYSON JUDITH P	50034-355		8/30/2007		300,000	No	No		
	13049-673		9/1/1976		34,000	No	No		N

USER DEFINED

Prior Id # 1:	15263
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2014	389	Re-Roof	6,900					

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	Inspected	DGM	D Mann
7/21/2017	MEAS&NOTICE	HS	Hanne S
6/16/2014	External Ins	PC	PHIL C
12/3/2008	MLS	MM	Mary M
9/29/1999	Meas/Inspect	264	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2961		Sq. Ft.	Site		0	80.	1.72	1									407,064						407,100	

Total AC/HA:	0.06798	Total SF/SM:	2961	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	407,064	Spl Credit		Total:	407,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1855	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277869
Depreciation:	86139
Depreciated Total:	191729

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

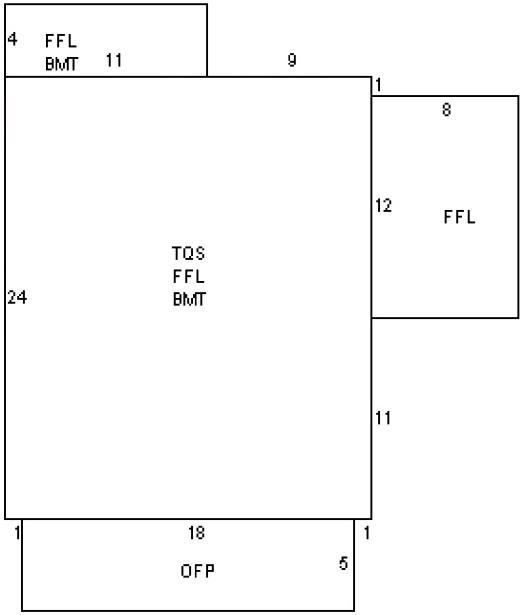
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	120.26
Final Total:	191700	Val/Su SzAd	195.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	620	182.230	112,984
BMT	Basement	524	54.670	28,647
TQS	3/4 Story	360	182.230	65,603
OFP	Open Porch	90	34.830	3,135

Net Sketched Area:	1,594		Total:	210,369	
Size Ad	980	Gross Area	1714	FinArea	980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1997	0.00	T	17.6	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: